Minute No. 462
Report – Executive Policy Committee – July 4, 2018

Item No. 1 **Rezoning – 607 Flora Avenue**
(Mynarski Ward)
File DAZ 202/2018 [c/r DAV 119486/2018D]

COUNCIL DECISION:

Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 202/2018 dated May 22, 2018 to a "C2" Commercial Community District, subject to the following:

   A. That the developer be required to enter into, execute and deliver a Zoning Agreement with the City pursuant to Section 240(1) of the City of Winnipeg Charter to including the following conditions:

      i. The Owner must submit plans showing the location and design of any and all proposed:

         a. buildings;
         b. accessory parking areas;
         c. garbage enclosures;
         d. private approaches;
         e. exterior lighting;
         f. fencing; and
         g. landscaping;

         on the Owner's Land ("Works") to the Lord Selkirk-West Kildonan Community Committee ("the Committee") and the City's Director of Planning, Property and Development ("Director") for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

      ii. Notwithstanding the use provisions of any applicable zoning by-laws, the following uses shall be prohibited and are not allowed as permitted, conditional, accessory, or temporary uses on the land:

Report – Executive Policy Committee – July 4, 2018

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

a. Landscaping or garden supplies
b. Supermarket
c. Drive-in or Drive-through
d. Auto/light truck/ motorcycle, repair and service
e. Auto/light truck/ motorcycle, sales and rental
f. Auto parts and supplies, sales
g. Carwash
h. Fuel sales

2. That, in lieu of the dedication of land, the Developer shall provide a cash payment representing 10% of the appraised value of the Development application, as determined by the City.

3. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

4. That in the event the application is not proceeded with expeditiously and the by-law is not passes within two (2) years after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this two (2) year period and the extension is subsequently approved by Council.

5. That the Director of Legal Services be requested to prepare the necessary by-law in accordance with the above.

6. That the by-law shall come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date the by-law is passed, failing which the by-law will expire and the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of the one year period and Council approved the extension.

7. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

8. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

Report – Executive Policy Committee – July 4, 2018

DECISION MAKING HISTORY:

Moved by His Worship Mayor Bowman,
That the recommendation of the Executive Policy Committee be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 4, 2018, the Executive Policy Committee concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 12, 2018, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

RE: **Rezoning – 607 Flora Avenue**
File DAZ 202/2018

For submission to: **Executive Policy Committee**

Prepared by: **P. Prinsloo, Committee Clerk**
Lord Selkirk-West Kildonan Community Committee

Report date: **June 12, 2018**

COMMUNITY COMMITTEE RECOMMENDATION:

On June 12, 2018, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 202/2018 dated May 22, 2018 to a "C2" Commercial Community District, subject to the following:

    A. That the developer be required to enter into, execute and deliver a Zoning Agreement with the City pursuant to Section 240(1) of the City of Winnipeg Charter to including the following conditions:

        i. The Owner must submit plans showing the location and design of any and all proposed:

            a. buildings;
            b. accessory parking areas;
            c. garbage enclosures;
            d. private approaches;
            e. exterior lighting;
            f. fencing; and
            g. landscaping;

            on the Owner's Land ("Works") to the Lord Selkirk-West Kildonan Community Committee ("the Committee") and the City's Director of Planning, Property and Development ("Director") for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. Notwithstanding the use provisions of any applicable zoning by-laws, the following uses shall be prohibited and are not allowed as permitted, conditional, accessory, or temporary uses on the land:

a. Landscaping or garden supplies
b. Supermarket
c. Drive-in or Drive-through
d. Auto/light truck/ motorcycle, repair and service
e. Auto/light truck/ motorcycle, sales and rental
f. Auto parts and supplies, sales
g. Carwash
h. Fuel sales

2. That, in lieu of the dedication of land, the Developer shall provide a cash payment representing 10% of the appraised value of the Development application, as determined by the City.

3. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

4. That in the event the application is not proceeded with expeditiously and the by-law is not passes within two (2) years after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this two (2) year period and the extension is subsequently approved by Council.

5. That the Director of Legal Services be requested to prepare the necessary by-law in accordance with the above.

6. That the by-law shall come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date the by-law is passed, failing which the by-law will expire and the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of the one year period and Council approved the extension.

7. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

8. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

The Lord Selkirk-West Kildonan Community Committee provided the following supporting reason(s) for its recommendation:

1. Oyate Tipi Cumini Yape does good work.
2. The organization has a need for storage for their van and all the furniture that they provide.
3. The proposed development is consistent with the OurWinnipeg document.
4. The applicant has worked collaboratively with the Winnipeg Public Service

PUBLIC HEARING SUMMARY

File: DAZ 202/2018

Before: Lord Selkirk-West Kildonan Community Committee
Councillor Eadie, Chairperson
Councillor Pagtakhan
Councillor Sharma

Public Hearing: June 12, 2018
Council Building, 510 Main Street

Applicant: Oyate Tipi Cumini Yape

Subject:



Premises Affected: 607 Flora Avenue

Exhibits Filed:

1. Application dated April 5, 2018
2. Notification of Public Hearing dated April 20, 2018
3. Manitoba Status of Title 2072470/1
4. Letter of authorization dated December 7, 2017 from Jackie Lavallee, President, Dana Connolly, Vice President, Elizabeth Brass, Secretary, Board of Director's Executive Committee of Oyate Tipi Cumini Yape to Mildred Anderson, Executive Director and Frank Tomasson, Financial Coordinator, Oyate Tipi Cumini Yape
5. Surveyor's Building Location Certificate and sketch dated November 22, 2017
6. Map of subject property
7. Plans (3 pages)
8. Report from the Urban Planning Division dated May 28, 2018
9. Inspection Report
10. Communication dated January 23, 2018, from Val Johnson, President Branch #141, Ukrainian Canadian Veterans in support of the application

REPRESENTATIONS:

In Support:

Mildred Anderson
Jackie Lavallee

In Opposition

Nil

For Information:

Nil

For the City:

F. Ojo, Planner, Planning, Property and Development Department
N. Yauk, Planner, Planning, Property and Development Department

Exhibit "8" referred to in File DAZ 202/2018

ADMINISTRATIVE REPORT

Title: DAZ 202/2018 – 607 Flora Ave

Issue: An application for consideration at the public hearing to rezone the property from an "R2" Residential Two-Family District to a "C2" Commercial Community District to allow the establishment of a social service facility use.

Critical Path: Lord Selkirk – West Kildonan Community Committee as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 202/2018 dated May 22, 2018 to a "C2" Commercial Community District, subject to the following:

    A. That the developer be required to enter into, execute and deliver a Zoning Agreement with the City pursuant to Section 240(1) of the City of Winnipeg Charter to including the following conditions:

    I. The Owner must submit plans showing the location and design of any and all proposed:

        i) buildings;
        ii) accessory parking areas;
        iii) garbage enclosures;
        iv) private approaches;
        v) exterior lighting;
        vi) fencing; and
        vii) landscaping;

    on the Owner's Land ("Works") to the Lord Selkirk-West Kildonan Community Committee ("the Committee") and the City's Director of Planning, Property and Development

("Director") for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

II. Notwithstanding the use provisions of any applicable zoning by-laws, the following uses shall be prohibited and are not allowed as permitted, conditional, accessory, or temporary uses on the land:

i) Landscaping or garden supplies
ii) Supermarket
iii) Drive-in or Drive-through
iv) Auto/light truck/ motorcycle, repair and service
v) Auto/light truck/ motorcycle, sales and rental
vi) Auto parts and supplies, sales
vii) Carwash
viii) Fuel sales

2. That, in lieu of the dedication of land, the Developer shall provide a cash payment representing 10% of the appraised value of the Development application, as determined by the City.

3. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

4. That in the event the application is not proceeded with expeditiously and the by-law is not passes within two (2) years after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this two (2) year period and the extension is subsequently approved by Council.

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7. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement

8. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

REASON FOR THE REPORT

- The applicant is proposing to rezone the site from "R2" Residential Two-Family District to a "C2" Commercial Community District to allow the establishment of a social service facility use.
- Rezoning applications require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Lord Selkirk – West Kildonan Community Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Urban Planning Division are concurred in, the subject land will be rezoned from "R2" Residential Two-Family District to a "C2" Commercial Community District.

CONSULTATION

In preparing this Report there was consultation with:

N/A

SUBMITTED BY

Department	*Planning, Property and Development*
Division	*Planning and Land Use*
Prepared by	Noah Yauk, MCIP, RPP
Date:	May 28, 2018
File No.	DAZ 202/2018

Appendices:

- Appendix A – Planning Report
- Schedule "A" for File No. DAZ 202/2018, Lord Selkirk-West Kildonan Community Committee, dated May 22, 2018.

APPENDIX 'A'

DATE:	May 9, 2018
FILE:	**DAZ 202/2018**
RELATED FILES:	DAV 18- 119486/D
COMMUNITY:	Lord Selkirk – West Kildonan Community
NEIGHBOURHOOD #:	3.301 (Dufferin)
SUBJECT:	To rezone the subject land from an "R2" Residential Two-Family District to a "C2" Commercial Community District.
LOCATION:	607 Flora Ave
LEGAL DESCRIPTION:	SP LOT 49 31577 WLTO IN RL 35 AND 36 PARISH OF ST JOHN



APPLICANT:	Mildred Anderson 606 Selkirk Ave Winnipeg, Manitoba R2W 2N1
OWNER:	Oyate Tipi Cumini Yape 606 Selkirk Ave Winnipeg, Manitoba R2W 2N1
RECOMMENDATION:	Approval with conditions

SITE DESCRIPTION

- The subject property is located on the northwest corner of Flora Ave and McGregor St in the Dufferin neighborhood of the Mynarski ward.
- The site is currently vacant.
- The site is within the Areas of Stability – Mature Communities Policy Area under the *Complete Communities Direction Strategy*. The property is currently zoned "R2" Residential Two-Family District.



Figure 1: Air photo of the subject property and surrounding area (flown 2016)

SURROUNDING LAND USES AND ZONING (See Figure 2)

North: The existing location of Oyate Tipi Cumini Yape non-profit zoned "C2" Commercial Community PDO1 Neighbourhood Main Streets.

South: A 121 unit multi-family building zoned "RMF-L" Residential Multi-Family (Large) District.

East: McGregor St, then a dental clinic zoned "R2" Residential Two-Family District.

West: A vacant lot zoned "R2" Residential Two-Family District.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the property from an "R2" Residential Two-Family District to a "C2" Commercial Community District.
- The intent is to construct a new one storey building on the subject site (a social service facility use) that will be used in conjunction with the existing Oyate Tipi Cumini Yape building located directly north of the subject site and separated by a public lane. The site plan show three parking stalls to support the development.
- The proposed "C2" Commercial zoning district will accommodate a social service facility as a permitted use.
- An associated variance application (DAV 18-119486D) has been applied for (See Planner's report for details).

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY:

- Under the *Complete Communities Direction Strategy* the proposed development is within the Areas of Stability – Recent Communities policy area. With regard to this proposal, the key policies guiding the development of Areas of Stability include:

- Support low to moderate change in low-density neighborhoods through development and redevelopment that is complementary to the existing scale, character and built form.
- In order to meet the full life-cycle of housing needs within the community, promote mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.
- Support a mix of commercial services and employment uses that serve the local community.

LAND USE BY-LAW

ZONING

Current Zoning: "R2" Residential Two-Family District

- The Residential Two-Family (R2) district is intended to accommodate the development of single and two-family units and where appropriate limited multi-family units in lower-density areas.

Proposed Zoning: "C2" Commercial Community District

- The Commercial Community (C2) district is intended to accommodate more intensive commercial sites that do not have a local or neighbourhood orientation. The district is intended to include attractive commercial, institutional, recreational, limited residential and service facilities needed to support the surrounding neighbourhoods and the broader community. C2 districts are generally located in Community or Regional mixed use centres or along Community or Regional mixed use corridors.

COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD

- The *Complete Communities Direction Strategy* encourages a mix of commercial services and employment uses that serve the local community.
- The subject use, a non-profit organization dedicated to supporting women and children who are rebuilding their lives and their homes, already exists on the site immediately north of the subject site. The proposed building will provide more space for Oyate Tipi Cumini Yape who wishes to provide more impact by helping more people. Specifically the building will be used for the sales of refurbished furniture and household items, storage space for items donated to the agency, and training space for community outreach programs.
- The rezoning will facilitate the development of a lot that currently sits vacant, thereby returning the property to a productive use.
- It is intended that the building will contain a storefront along the McGregor St frontage. This will help to reinforce the pedestrian oriented streetscape established along both Selkirk Ave and McGregor St. The building directly east of the subject site, across McGregor St, is built up to the front property line as will be the proposed building.

- The applicant requires variances relating to landscape requirements and parking. The site is limited in size, which poses significant challenges to development without these variances (See planner's report for DAV 18-119486/D).
- The scale of the proposed development is consistent with the surrounding context and form. It must also be noted that the final design of the building will require review and approval by the public service and the Lord Selkirk West Kildonan Community Committee to ensure the building fits the existing context.
- The Urban Planning Division does not foresee any negative impact on adjoining properties.

RECOMMENDED ZONING AGREEMENT

Plan Approval

- The Urban Planning Division is recommending that final plans be submitted to the Lord Selkirk-West Kildonan Community Committee and the Director of Planning, Property and Development and the City Centre Community Committee. The inclusion of this clause will allow the Urban Planning Division and the Lord Selkirk-West Kildonan Community Committee to review final plans before development permits are issued. The most important aspect of this review is to ensure the building a relation.

Restriction of uses

- While the "C2" Commercial Community District is an appropriate zoning strict to accommodate the intended use, there are some permissible uses in the "C2" zone that may not be appropriate given the local context as well as the size of the site. Particularly, auto-oriented uses such as auto sales and service; fuel sales; and car wash, to name a few, would not be appropriate at this location. For this reason part of the recommended zoning agreement will prohibit specific uses on the subject site such as the ones named in this section of the report.

LAND DEDICATION

- When a developer rezones and/or subdivides a parcel of land, they are required to submit an application with the City of Winnipeg.
- As a condition of rezoning or subdivision, a developer is required to contribute a portion of the land to be developed to the City for parks purposes.
- The amount of land is not less than 10%.
- The developer is to provide land or 'cash in lieu' as determined by the Planning, Property and Development Department.
- The City is requesting cash in lieu for this application.

RECOMMENDATION

The Urban Planning Division recommends **approval, with conditions** for the following reasons:

- The rezoning to "C2" Commercial District allows for the development and expansion of a social service facility that already contributes positively to north end Winnipeg
- The proposal is consistent and compatible with the surrounding properties; the p*roposed form of building is consistent with that of surrounding properties.*
- *The proposed development will turn a vacant lot into a productive use, which helps revitalize the area.*

This Report Submitted by:
Planning, Property and Development Department
Planning and Land Use Division
Report Prepared by: Noah Yauk, MCIP, RPP
PPD File # DAZ 202/2018

Schedule "A" for File No. DAZ 202/2018, Lord Selkirk-West Kildonan Community Committee, dated May 22, 2018.

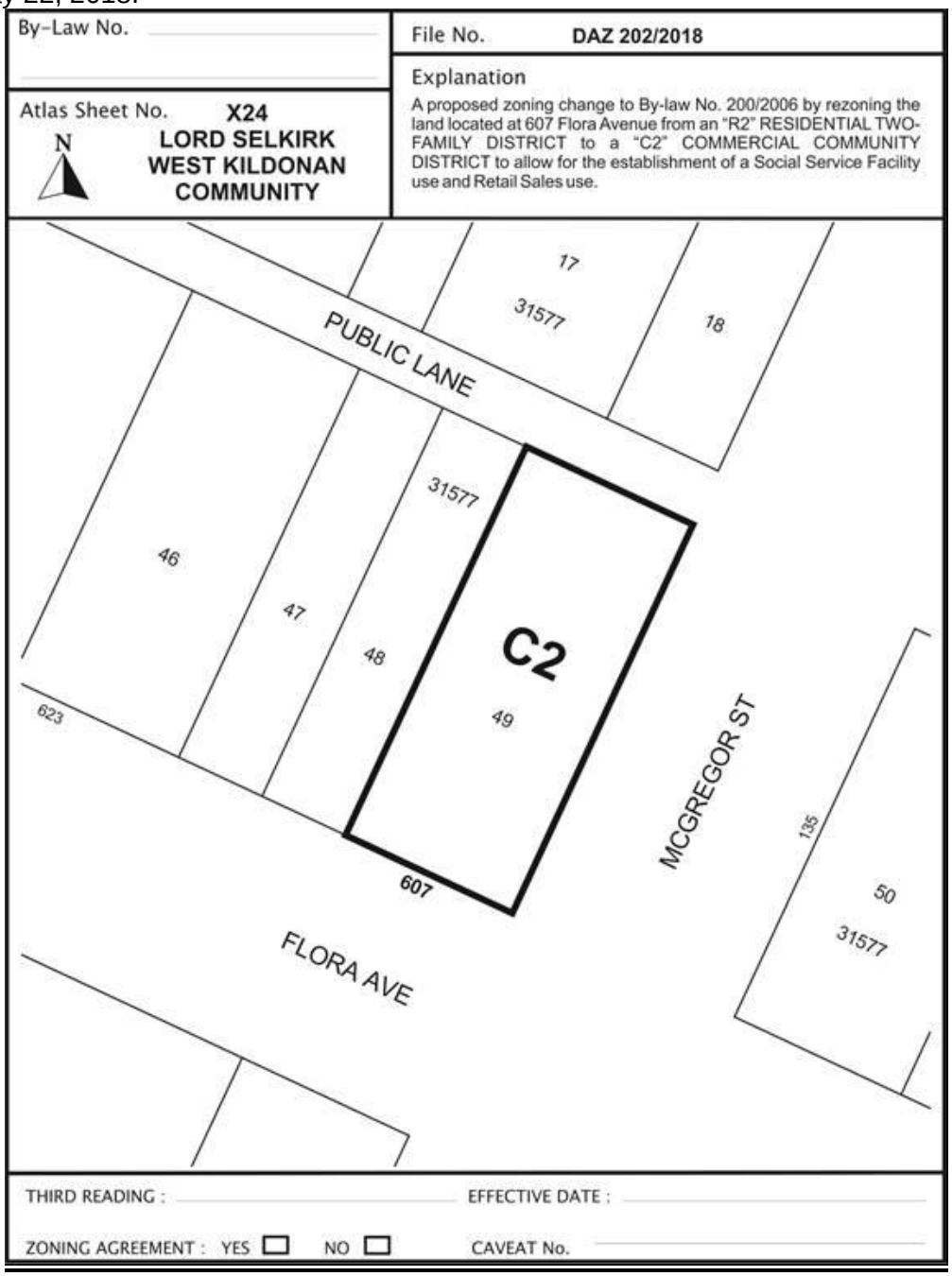

Exhibit "7" referred to in File DAZ 202/2018

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Donald F. Shiach, M.L.S.
Jere P.S. Carels, M.L.S., C.L.S., B.Sc. Eng.
Kelly W. Mantik, M.L.S.
Michael F. Sippola, M.L.S.
Trena Christie, M.L.S., C.L.S., B.Sc. Eng.
Daniel H.L. Gauthe, M.L.S.
K. Todd Bailey, M.L.S.
John (John) Dyck, M.L.S.
Matthew D. Skinner, P. Eng.
Brett Carels, P. Eng.

Our File: 17-1298
Acad dwg: 17-1298-STK
Field Book: B&D 1263-125
Drafter: AN

Surveyor's Staking Certificate

December 1, 2017

Wiebe's Steel Structures
27 Jefferson Street
Morden, Manitoba
R6M 1Y4

Attention: Judy

Dear Madam:

Re: 607 Flora Avenue, Winnipeg

Certificate of Title: 2072470/1 W.L.T.O. (Search Date: November 22, 2017)

Registered Owner: Oyate Tipi Cumini Ynpe Inc.

Legal Description: SP Lot 49, Plan 31577 WLTO
in RL 35 and 36, Parish of St. John

Encumbrances: No Instruments are registered against the above Certificate of Title.

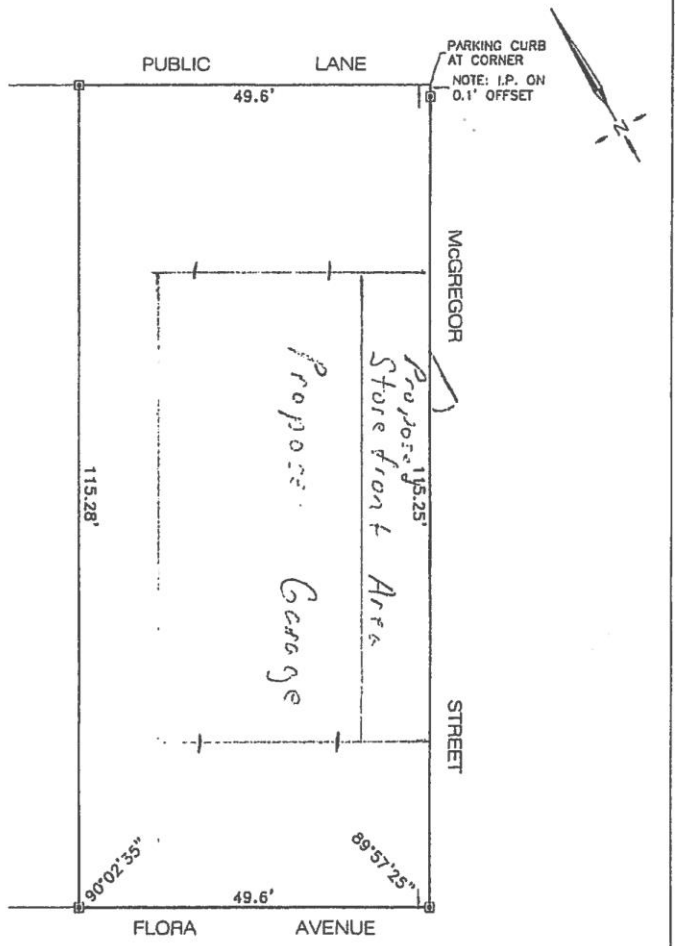
As requested, this is to certify that we have staked or referenced the boundaries of the above described vacant land.

There are no encroachments above ground level onto the above described vacant land by buildings from adjoining properties.

This survey was made on the 22nd day of November, 2017, and is monumented on the ground as shown on this sketch.

Signed & Sealed

Kelly W. Mantik, M.L.S.



1/2" x 1/2" x 18" iron posts are placed at all points shown thus _ _ _ _ _ ⊡

SKETCH - all distances are in feet and decimals of a foot.

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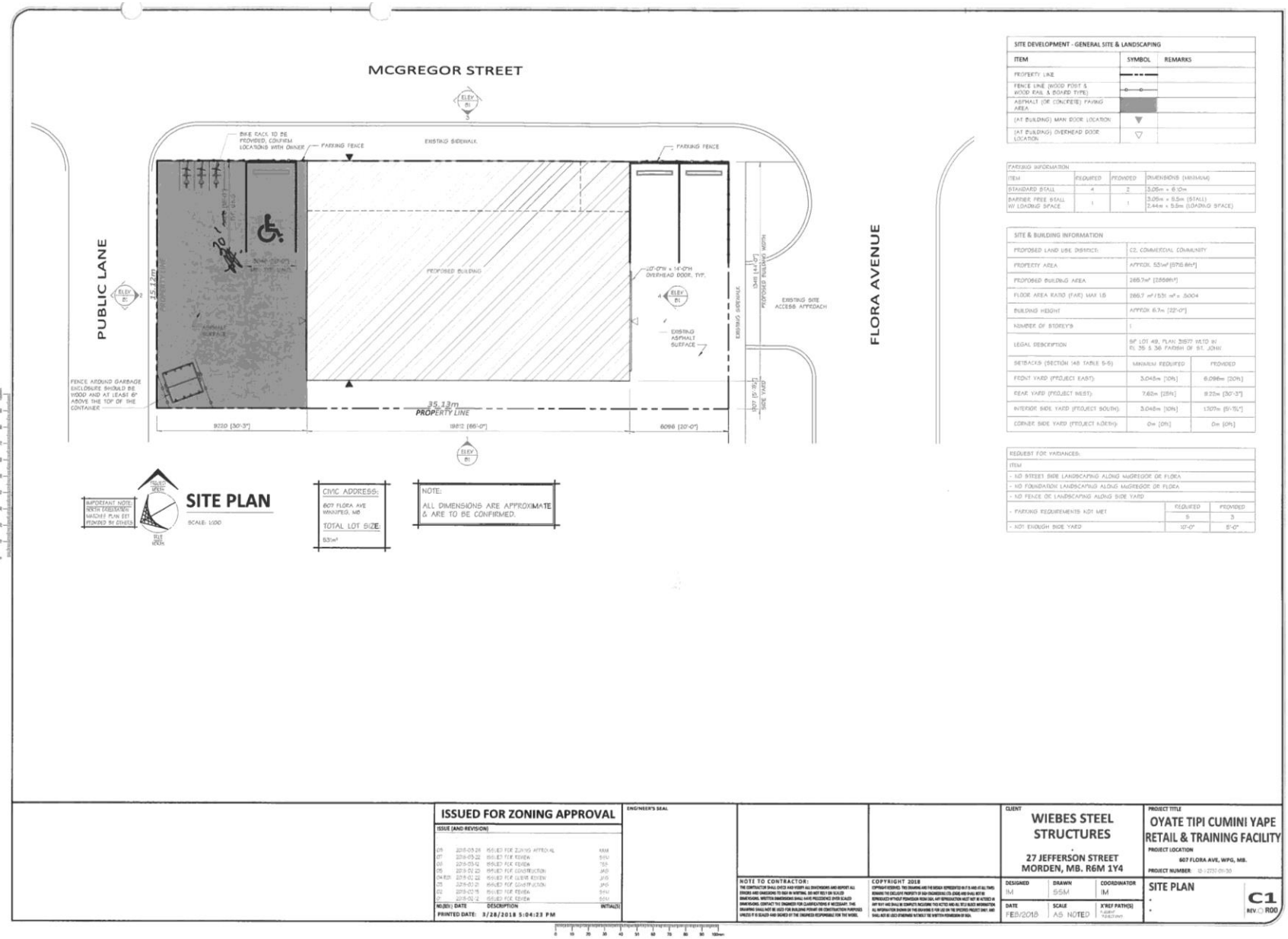


SITE DEVELOPMENT - GENERAL SITE & LANDSCAPING		
ITEM	SYMBOL	REMARKS
PROPERTY LINE		
FENCE LINE (WOOD POST & WOOD RAIL & BOARD TYPE)		
ASPHALT (OR CONCRETE) PAVING AREA		
(AT BUILDING) MAN DOOR LOCATION	▼	
(AT BUILDING) OVERHEAD DOOR LOCATION	▽	

PARKING INFORMATION			
ITEM	REQUIRED	PROVIDED	DIMENSIONS (MINIMUM)
STANDARD STALL	4	2	3.05m x 6.10m
BARRIER FREE STALL W/ LOADING SPACE	1	1	3.05m x 6.5m (STALL) 3.44m x 5.5m (LOADING SPACE)

SITE & BUILDING INFORMATION		
PROPOSED LAND USE DISTRICT:	C2: COMMERCIAL COMMUNITY	
PROPERTY AREA	APPROX. 551m² [5716.8ft²]	
PROPOSED BUILDING AREA	265.7m² [2858ft²]	
FLOOR AREA RATIO (FAR) MAX 1.5	265.7 m² / 551 m² = .5004	
BUILDING HEIGHT	APPROX 6.7m [22'-0"]	
NUMBER OF STOREY'S	1	
LEGAL DESCRIPTION	SF LOT 49, PLAN 3977 WLTO IN FL 35 S 36 PARISH OF ST. JOHN	
SETBACKS (SECTION 148 TABLE 5-5)	MINIMUM REQUIRED	PROVIDED
FRONT YARD (PROJECT EAST):	3.048m [10ft]	6.096m [20ft]
REAR YARD (PROJECT WEST):	7.62m [25ft]	9.22m [30'-3"]
INTERIOR SIDE YARD (PROJECT SOUTH):	3.048m [10ft]	1.307m [5'-7¼"]
CORNER SIDE YARD (PROJECT NORTH):	0m [0ft]	0m [0ft]

REQUEST FOR VARIANCES:		
ITEM		
- NO STREET SIDE LANDSCAPING ALONG MacGREGOR OR FLORA		
- NO FOUNDATION LANDSCAPING ALONG MacGREGOR OR FLORA		
- NO FENCE OR LANDSCAPING ALONG SIDE YARD		
- PARKING REQUIREMENTS NOT MET	REQUIRED	PROVIDED
	5	3
- NOT ENOUGH SIDE YARD	10'-0"	5'-0"

ISSUED FOR ZONING APPROVAL

ISSUE (AND REVISION)

NO.	DATE	DESCRIPTION	INITIAL(S)
09	2018-05-28	ISSUED FOR ZONING APPROVAL	MM
07	2018-03-22	ISSUED FOR REVIEW	SVM
06	2018-03-14	ISSUED FOR REVIEW	SM
05	2018-02-23	ISSUED FOR CONSTRUCTION	JMS
04 (ADD)	2018-02-22	ISSUED FOR CLIENT REVIEW	JMS
03	2018-02-21	ISSUED FOR CONSTRUCTION	JMS
02	2018-02-15	ISSUED FOR REVIEW	SVM
01	2018-02-12	ISSUED FOR REVIEW	SVM

PRINTED DATE: 5/28/2018 5:04:23 PM

ENGINEER'S SEAL

NOTE TO CONTRACTOR:

COPYRIGHT 2018

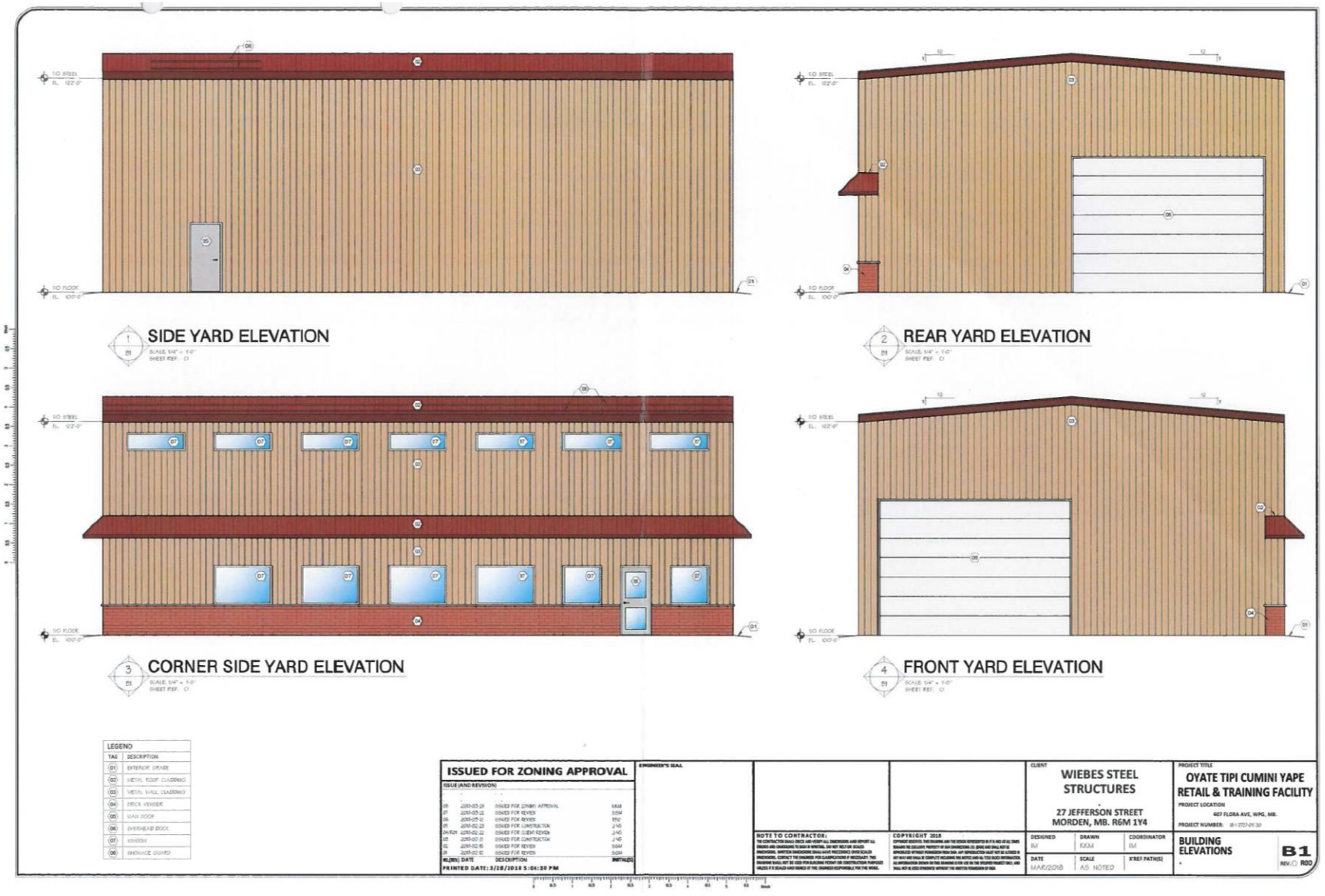
CLIENT: WIEBES STEEL STRUCTURES
27 JEFFERSON STREET
MORDEN, MB. R6M 1Y4

DESIGNED	DRAWN	COORDINATOR
IM	SVM	IM
DATE	SCALE	X'REF PATH(S)
FEB/2018	AS NOTED	

PROJECT TITLE: OYATE TIPI CUMINI YAPE RETAIL & TRAINING FACILITY
PROJECT LOCATION: 607 FLORA AVE, WPG, MB.
PROJECT NUMBER: [illegible]

SITE PLAN

C1 REV.: R00


SIDE YARD ELEVATION
REAR YARD ELEVATION
CORNER SIDE YARD ELEVATION
FRONT YARD ELEVATION
LEGEND
ISSUED FOR ZONING APPROVAL
WIEBES STEEL STRUCTURES
27 JEFFERSON STREET
MORDEN, MB. R6M 1Y4
OYATE TIPI CUMINI YAPE
RETAIL & TRAINING FACILITY
407 FLORA AVE, WPG, MB.
BUILDING ELEVATIONS
B1